



TRANSMITTAL

To: Elizabeth Franklin, Chair
Commission on Disability
Town Hall
472 Main Street
Acton, MA 01720


Date: May 1, 2013
Project: Windsor Building Improvements
Sending: Attached
Transmitted: FedEx

Copies	Date	No.	Description
1	5/1/13		Windsor Building Conversion to an Accessible Public Use Building

Remarks:

Copy to

Signed Peter Vanko
Vanko Studio Architects
225 Friend Street
Boston, MA

	<p align="center"> The Commonwealth of Massachusetts Department of Public Safety Architectural Access Board One Ashburton Place, Room 1310 Boston Massachusetts 02108-1618 Phone: 617-727-0660 Fax: 617-727-0665 www.mass.gov/dps </p>	<p>Docket Number _____</p> <p>(Office Use Only)</p>
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APPLICATION FOR VARIANCE

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

PLEASE ENCLOSE:

- 1) A filing fee of \$50.00 (Check/Money Order) made payable to the "Commonwealth of Massachusetts" and all supporting documentation (e.g. plans in 11" x 17" format, photographs, etc.). In addition, the complete package (including plans, photographs and the completed "Service Notice") must be submitted to all parties via compact disc.
- 2) If you are a tenant seeking variance(s), a letter from the owner of the building authorizing you to apply on his or her behalf is required.
- 3) The completed "Service Notice" form provided at the end of this application certifying that a copy of your *complete application* has been received by the Local Building Inspector, Local Disability Commission (if applicable), and Local Independent Living Center for the city/town that the property in question resides in. A list of the local entities can be found by calling the Architectural Access Board Office or the Local City/Town Clerk. For a list of the Local Independent Living Centers you can either call the Architectural Access Board Office or visit the Massachusetts Statewide Independent Living Council website at <http://www.masilc.org/membership/cils>.

1. State the name and address of the owner of the building/facility:

Town of Acton (Attn: Dean Charter), 472 Main Street, Acton, MA, 01720

E-mail: None

Telephone: 978 - 929 7744

2. State the name and address of the building/facility:

Windsor Building, 18 Windsor Avenue, Acton, MA 01720

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

The building is an old (3) story (plus attic) firehouse currently used for storage by the Town.

The Town wishes to convert the building to a community building with meeting rooms for public forums and Library outreach.

4. Total square footage of the building: 1600 USF Per floor: 800 USF
a. total square footage of tenant space (if applicable): NA

5. Check the work performed or to be performed:

☐ New Construction ☐ Addition
☒ Reconstruction/Remodeling/Alteration ☒ Change of Use

6. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

Exterior ramp to provide an accessible route from the street. Interior wheelchair lift to second level makes the second floor accessible. Public meeting spaces will be on levels 1 and 2 only. No public access to attic or basement.

7. State each section of the Architectural Access Board's Regulations for which a variance is being requested:

7a. Check appropriate regulations:

☐ 1996 Regulations ☐ 2002 Regulations ☒ 2006 Regulations

SECTION NUMBER

28.12.1

LOCATION OR DESCRIPTION

"For a building greater than 2 stories...wheelchair lift used....in lieu of an elevator"

8. Is the building historically significant? ☐ yes ☒ no. If no, go to number 9.

8a. If yes, check one of the following and indicate date of listing:

☐ National Historic Landmark
☐ Listed individually on the National Register of Historic Places
☐ Located in registered historic district
☐ Listed in the State Register of Historic Places
☐ Eligible for listing

8b. If you checked any of the above **and** your variance request is based upon the historical significance of the building, you *must* provide a letter of determination from the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125.

9. For each variance requested, state in detail the reasons why compliance with the Board's regulations is impracticable (use additional sheets if necessary), including but not limited to: the necessary cost of the work required to achieve compliance with the regulations (i.e. written cost estimates); and plans justifying the cost of compliance.

Insertion of an elevator is physically infeasible due to pit and overrun requirements. The wheelchair lift allows for less structural modifications and may be accomplished in the vertical space available.

10. Has a building permit been applied for? No
Has a building permit been issued? No
10a. If a building permit has been issued, what date was it issued? _____
10b. If work has been completed, state the date the building permit was issued for said work: _____

11. State the estimated cost of construction as stated on the above building permit:

11a. If a building permit has not been issued, state the anticipated construction cost:
\$275,000

12. Have any other building permits been issued within the past 36 months? _____
12a. If yes, state the dates that permits were issued and the estimated cost of construction for each permit: _____

13. Has a certificate of occupancy been issued for the facility? _____
If yes, state the date: _____

14. To the best of your knowledge, has a complaint ever been filed on this building relative to accessibility? _____ yes _____ no

15. State the actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located: \$137,200.00
Is the assessment at 100%? Y
If not, what is the town's current assessment ratio? _____

16. State the phase of design or construction of the facility as of the date of this application: Feasibility study

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

Vanko Studio Architects, LLC, 225 Friend Street, Suite 801, Boston, MA, 02114

Contact: J. Peter Vanko, Architect

E-mail: jpetervanko@vankostudio.com

Telephone: 617.502.1120 x291

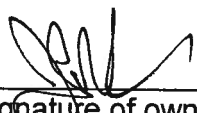
18. State the name and address of the building inspector responsible for overseeing this project:

Frank Ramsbottom, 472 Main St., Acton, MA 01720

E-mail: building@acton-ma.gov

Telephone: (978) 929-6633

Date: 5/1/2013


Signature of owner or authorized agent

PLEASE PRINT:

J. Peter Vanko

Name

225 Friend Street, Suite 801

Address

Boston

MA

02114

City/Town

State

Zip Code

jpetervanko@vankostudio.com

E-mail

617.502.1120 x291

Telephone

**ARCHITECTURAL ACCESS BOARD VARIANCE APPLICATION
SERVICE NOTICE**

I, BRIAN DUFFLEY, as REPRESENTATIVE
for the Petitioner VANKO STUDIO ARCHITECTS submit a
variance application filed with the Massachusetts Architectural Access Board on May 1st
20 13.

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR
CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING
PERSON(S) IN THE FOLLOWING MANNER:

	<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>	<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1	BUILDING COMMISSIONER 472 MAIN ST. ACTON, MA 01720	USPS	5/1/13
2	ELIZABETH FRANKLIN, Chair Commissioner on Dissability TOWN HALL, 472 Main St. Acton, MA 01720	USPS	5/1/13
3	METROWEST CENTER FOR INDEPENDENT LIVING 280 IRVING ST. FRAMINGHAM, MA 01702	USPS	5/1/13

AND CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE ABOVE
STATEMENTS TO THE BEST OF MY KNOWLEDGE ARE TRUE AND ACCURATE.

Brian V Duffley
Signature: Appellant or Petitioner

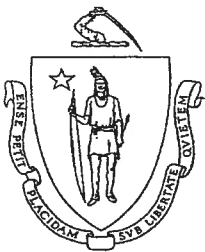
On the 1st Day of May 20 13
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED

Brian V Duffley
(Type or Print the Name of the Appellant)

[Signature]
NOTARY PUBLIC

March 28, 2019
MY COMMISSION EXPIRES





Deval L. Patrick
Governor

Andrea J. Cabral
Secretary

The Commonwealth of Massachusetts
Department of Public Safety
Architectural Access Board
One Ashburton Place, Room 1310
Boston, Massachusetts 02108-1618
Phone 617-727-0660
Fax 617-727-0665
www.mass.gov/dps

Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

TO: Local Building Inspector
Local Disability Commission
Independent Living Center

Docket Number **V 13 138**

FROM: ARCHITECTURAL ACCESS BOARD

RE: **Windsor Building**
18 Windsor Avenue
Acton

Date: **6/6/2013**

Enclosed please find the following material regarding the above location:

___ Application for Variance

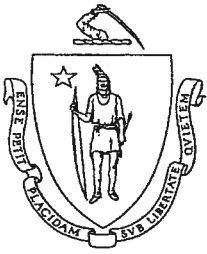
☒ Decision of the Board *w/conditions*

___ Notice of Hearing

___ Correspondence

___ Letter of Meeting

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which may assist the Board in reaching a decision in this case, you may call this office or you may submit comments in writing.



Deval L. Patrick
Governor

Andrea J. Cabral
Secretary

The Commonwealth of Massachusetts
Department of Public Safety

Architectural Access Board
One Ashburton Place, Room 1310
Boston, Massachusetts 02108-1618

Phone 617-727-0660

Fax 617-727-0665

www.mass.gov/dps

Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

Docket Number V 13 138

NOTICE OF ACTION

RE: Windsor Building' 18 Windsor Avenue , Acton

1. A request for a variance was filed with the Board by J. Peter Vanko, Architect (Applicant) on May 15, 2013.
The applicant has requested variances from the following sections of the 06 Rules and Regulations of the Board:

<u>Section:</u>	<u>Description:</u>
28.12.1	Petitioner seeks variance relief to use a vertical wheelchair lift in compliance with 521 CMR Section 28.12.2. The lift will serve the 1st and 2nd floor of the Windsor Building and the basement and attic space will not be utilized for any public uses.

2. The application was heard by the Board as an incoming case on Monday, June 3, 2013

3. After reviewing all materials submitted to the Board, the Board voted as follows:

GRANT: the variance to Section 28.12.1 as proposed in the application submitted, for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case on the condition that the vertical wheelchair lift complies in full with 521 CMR Section 28.12.2.

In addition, the petitioner must provide within 60 days of receipt of this decision an affidavit regarding the use of the attic and basement space. Please contact the Boards offices for a sample of an accepted affidavit from the Boards files.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: June 6, 2013

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Walter White T.H.
Chairperson
ARCHITECTURAL ACCESS BOARD



The Commonwealth of Massachusetts
Department of Public Safety
Architectural Access Board

One Ashburton Place, Room 1310
Boston Massachusetts 02108-1618

Phone: 617-727-0660

Fax: 617-727-0665

www.mass.gov/dps

Docket Number

(Office Use Only)

REQUEST FOR ADJUDICATORY HEARING

RE: _____

Name and address of building as appearing on application for variance

I, _____, do hereby request that the Architectural Access Board
conduct an informal Adjudicatory Hearing in accordance with the provisions of 801 CMR Rule 1.02 et.
seq. as I am aggrieved by the decision of the Board with respect to Section(s) _____
of the Rules and Regulations of the Architectural Access Board, 521 CMR.

I understand that I may request such a hearing within **thirty (30) days** of receipt of the Notice of Action.

Date: _____

Signature

PLEASE PRINT:

Name

Address

City/Town

State

Zip Code

E-mail

Telephone

PLEASE NOTE:

This form must be received by the Board within thirty (30) days after receipt of the Notice of Action.

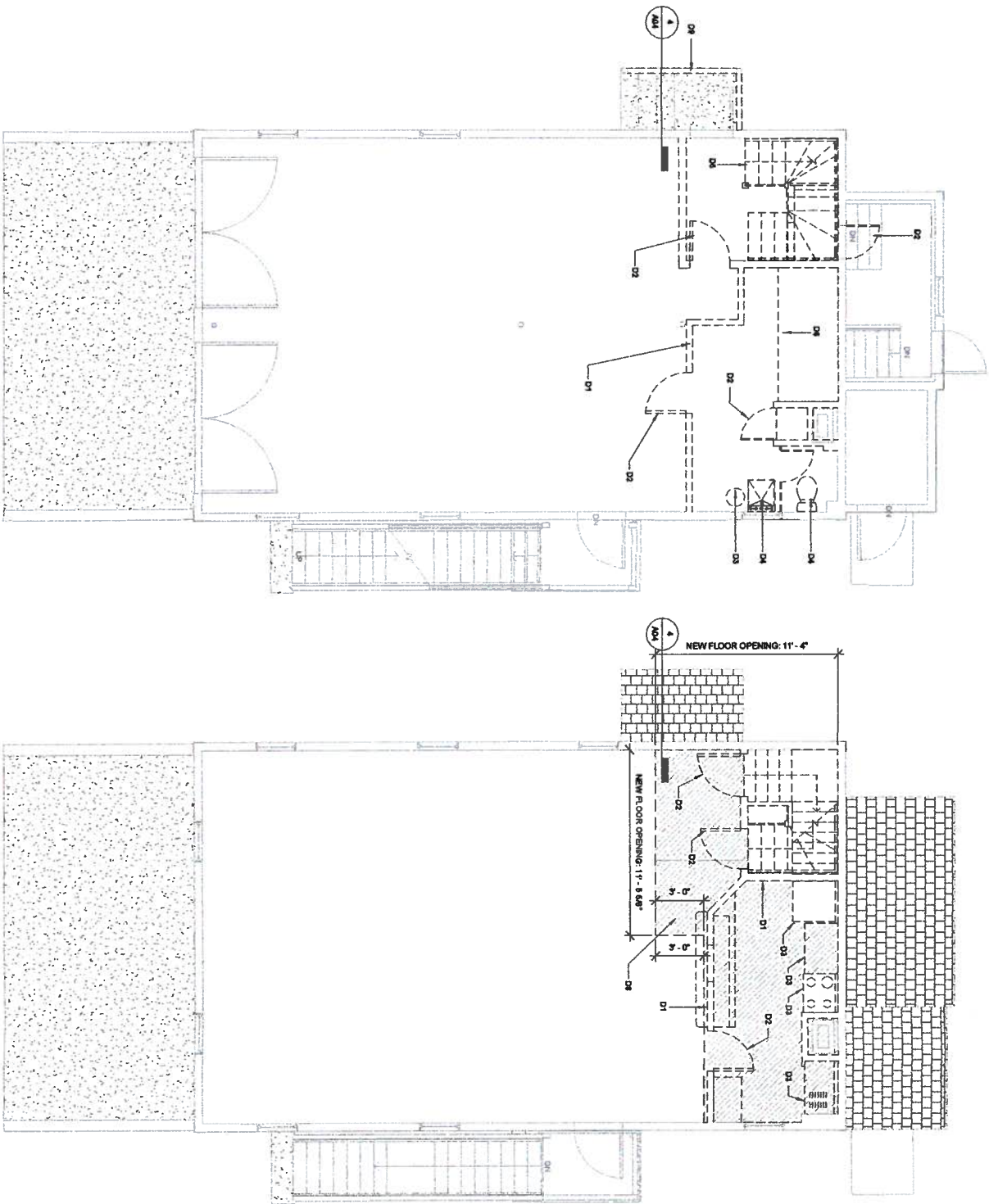


- GENERAL DEMOLITION NOTES**
1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCEED ENVIRONMENTALLY SAFE PRACTICE TO COMMISSION WORK.
 2. PROTECT ALL EXISTING WALLS, CEILINGS, FLOORS, DOORS, WINDOWS, LIGHTS, COLUMNS, FURNISHING, HVAC, ETC. TO REMAIN.
 3. AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK.
 4. ALL DEMOLITION DEBRIS TO BE SORTED, SEPARATING SALVAGE, RECYCLABLE, AND TRASH WASTE PRODUCTS.
 5. EXISTING, PROTECT AND AVOID DISRUPTING ALL WIRING AND EQUIPMENT TO REMAIN. REMOVE AND DISPOSE OF ALL WIRING AND ON AN ADJACENT TENANT. COORDINATE A TEMPORARY CONNECTION IF NECESSARY.
 6. REMOVE ALL INTERIOR MISPLACED LIGHTS AND ASSOCIATED WIRING INCLUDING COMMUNICATIONS CABLES) BACK TO BUILDING PANELS EXCEPT FOR THOSE EXTENSION LIGHTING/FIXTURES, AND RECENTLY INSTALLED HVAC SYSTEMS.
 7. ALL LOADINGS GENERATED FROM DEMOLISHED PARTITIONS AND DOORS TO BE REMOVED AND DISPOSED OF. ALL REMOVED MATERIALS TO BE REINSTALLED FOR REINTEGRATION.
 8. ALL DISPERSED OR APPLIED CEILINGS TO BE DEMOLISHED. ORIGINAL HEAD BOARD TO BE EXPOSED.
 9. REMOVE ANY APPLIED FLOORING EX: SHEETWOOD, TILE, CARPET, ORIGINAL SUBFLOOR TO BE EXPOSED.
 10. REMOVE ALL WINDOW TREATMENTS
 11. REMOVE ALL ABANDONED HEATING EQUIPMENT (BOILER, RADIATORS, ETC.) AND DEMOLISH/RECYCLE

DEMOLITION SYMBOLS

- DEMOLISHED
- DEMOLISHED WALL
- DEMOLISHED DOOR

- D1 REMOVE PARTITION
- D2 REMOVE AND SALVAGE DOOR SLAB, FRAME, AND TRIM
- D3 REMOVE APPLIANCE, TRANSPORT AND EQUIPMENT TO CORNERSTONE THIRDT SHOP (OR SIMILAR)
- D4 REMOVE FIXTURE, DISCARD
- D5 DEMOLISH STAIRWAY, PRESERVE PLASTER FINISH
- D6 DEMOLISH RAISED SLAB
- D8 CREATE FLOOR OPENING (HATCHED AREA DENOTES EXTENT)
- D9 DEMOLISH EXISTING GUARDRAIL AND HANDRAIL



1 First Floor - Demolition
1/4" = 1'-0"

2 Second Floor - Demolition
1/4" = 1'-0"

Project Number	13-1510-00
Date	March 15, 2013
Drawn By	Author
Checked By	Checker
Scale	1/4" = 1'-0"

Town of Acton
Windsor Building
Schematic
Design Pricing
Set
18 Windsor Ave.
Acton, MA 01720

Proposed
Demolition Plans

No.	Description	Date

ROOM FINISH SCHEDULE							Comments
Name	Number	Occupancy	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
BASEMENT	001	S-2	880 SF	NONE	NONE	NONE	NONE
STAIR	100SO	NA	73 SF	NONE	SEE GEN NOTES	SEE GEN NOTES	REMOVE ABANDONED PIPES AND FINISH
MULTI PURPOSE ROOM	101	B	618 SF	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES
STORAGE	102	S-2	42 SF	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES	PROVIDE (20) WALL-MOUNTED COAT HOOKS
RESTROOM #1	103	NA	82 SF	VCT	VINYL COVE	SEE GEN NOTES	PINTD GMB
LIFT	104	NA	19 SF	NONE	NONE	UNFINISHED	NONE
STAIR	200SO	NA	123 SF	REINSTATL SALVAGED TAG SUBFLOOR	NONE	SEE GEN NOTES	PINTD GMB
MEETING #1	201	B	203 SF	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES
MEETING#2	202	B	203 SF	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES
COMMONS	203	B	203 SF	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES	SEE GEN NOTES
RESTROOM #2	204	NA	81 SF	VCT	VINYL COVE	SEE GEN NOTES	PINTD GMB
LIFT	205	NA	18 SF	NONE	NONE	NONE	UNFINISHED
ATTIC	301	S-2	755 SF	NONE	NONE	NONE	NONE

- 5.2

JULIUS BLUM CONNECTORAIL ALUMINUM HANDRAIL AND GUARDRAIL COMPONENTS (OR EQ)
- 5.3

HOT FERRUG FOR EQ SIE-MOUNT POST @ 4'-0" OC MIN. STAINED PINE GUARDRAIL PANEL, STAINED PINE HANDRAIL, STAINED PINE GUARDRAIL
- 8.1

MENICHOUS "SAFARI" FIBERGLASS PLANK (OR EQ)
- 8.2

PRE-FABRICATED STAINED PINE INTERIOR STAIR CONCEALED STRUCTURAL STRINGERS
- 8.3

STAINED PINE HANDRAIL WALL-MOUNTED JULIUS BLUM CHAIR/STAIR STAINLESS STEEL BRACKET @ 4'-0" OC MIN
- 8.1

3.0X8-4 NO-HAWK COMMERCIAL FLUSH DOOR W/ STAINED FINISH, HOLLOW METAL FRAME, CLOSER, SCLAGE HARDWARE
- 8.2

2.0X8-4 TEMPERED GLASS Sidelight, HOLLOW METAL FRAME
- 10.1

CHALKBOARD PAINT
- 10.2

PLASTIC LAMINATE COUNTERTOP, STAINLESS STEEL BAR BASE, (1) 2" MEDIANINE BASE CABINET
- 10.3

FIRE EXTINGUISHER - WALL MOUNTED
- 14

SAVARIAN 150 WHEEL-CHAIR LIFT - STANDARD FINISHES, DOOR INCLUDED
- 15.3

AMERICAN STANDARD CLEAN HE FLOOR-MOUNTED TANK WATERCLOSET (R2314.01, OR EQ)
- 15.4

AMERICAN STANDARD WALL-MOUNT SINK (R8141.01, OR EQ) AND AMERICAN STANDARD 36"IN SELECTRONIC FALCET (R705.205, OR EQ)
- 15.5

FROST PRODUCTS 18"X24" MIRROR (R94.1, OR EQ)
- 15.6

FROST PRODUCTS MULTI-ROLL TOILET TISSUE DISPENSER (R161, OR EQ)
- 15.7

FROST PRODUCTS STAINLESS STEEL GRAB BAR (OR EQ)
- 15.8

FROST PRODUCTS STAINLESS STEEL PAPER TOWEL DISPENSER (OR EQ)
- 15.9

ELKAY WALL MOUNT ADA COMBO DRINKING FOUNTAIN (R2320-VRCGRN16, OR EQ)
- 16.4

FIRE ALARM PULL STATION
- 18.10

DUPLEX FLOOR BOX
- 18.12

KOHLER 27893 NATURAL GAS GENERATOR (10.6MM) ON CONCRETE PAD

GENERAL NOTES

1.

DIMENSIONS TO FACE OR FINISH, UNLESS OTHERWISE NOTED.
2.

FURNITURE AND WINDOW TREATMENTS PURCHASED, PROVIDED, AND INSTALLED BY OWNER.
3.

ALL INTERIOR PARTITIONS: 2x4 @ 16" OC WOOD CONSTRUCTION, PROVIDE A MINIMUM LAYER OF 5/8" TYPE "X" GIBS ON EACH FINISH SIDE. RE-INSTALL EXISTING PARTITIONS AND FINISHES IN PLACE WITH NEW BRICKMORTAR MORTAR. PROVIDE NO VOC PAINT.
4.

ALL EXISTING CARPENTRY, REMOVE LOOSE PARTS, PRIME/PAINT WITH BRUSH/ROLL APPLY TO COATS CLEAR BATH POLYURETHANE.
5.

ALL EXISTING FLOORING, SAND W/ 80 GRIET SHEET AND RE-SAND W/ 180 GRIET SHEET, APPLY TO COATS CLEAR BATH POLYURETHANE.
6.

ELECTRICAL
- A.

PROVIDE (20) DUPLEX WALL RECEPTACLES
- B.

PROVIDE (2) GFCI OUTLETS ON DEDICATED CIRCUITS IN
- C.

PROVIDE (2) LIGHTING ZONES PER FLOOR AND (2) LIGHTING
- D.

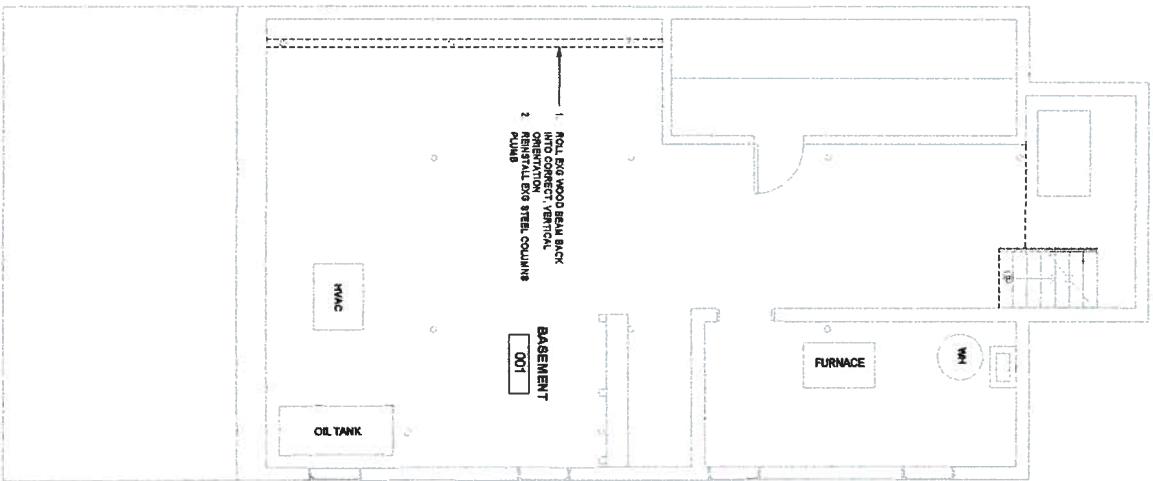
PROVIDE (2) LIGHTING ZONES PER FLOOR AND (2) LIGHTING
- E.

ALL CIRCUITING TO BE NEW WIRE, CONCEALED
- F.

ALL LIGHT SWITCHING TO BE (0) WAY, CONTROLLED AT ENTRY
- G.

PROVIDE FINE ALUMINUM SYSTEM PULLS, SWITCHES, DETECTORS, ALARMS
- H.

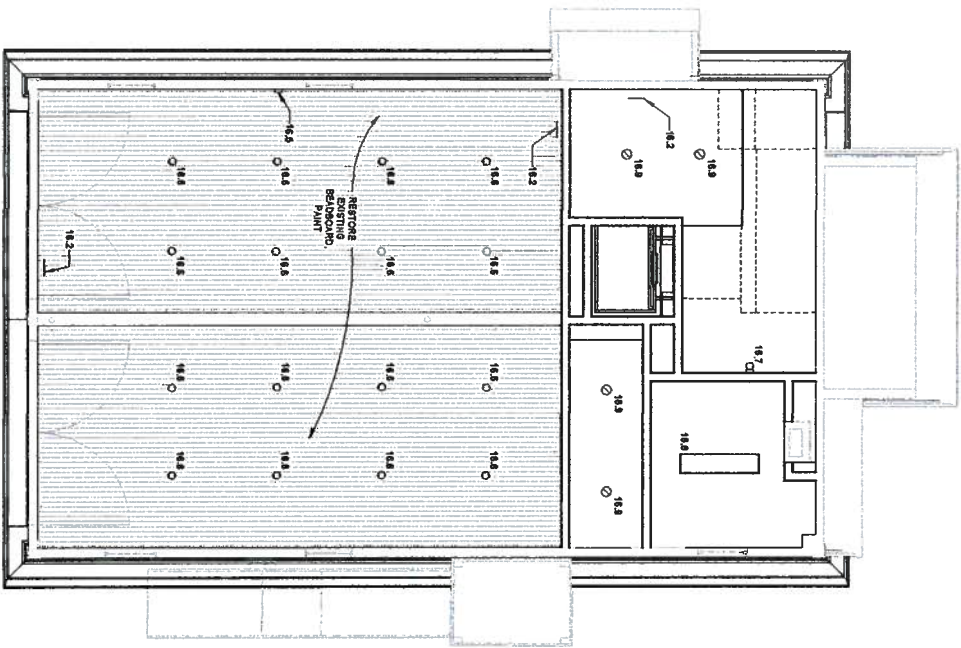
PROVIDE (12) TELEPHONE OUTLETS



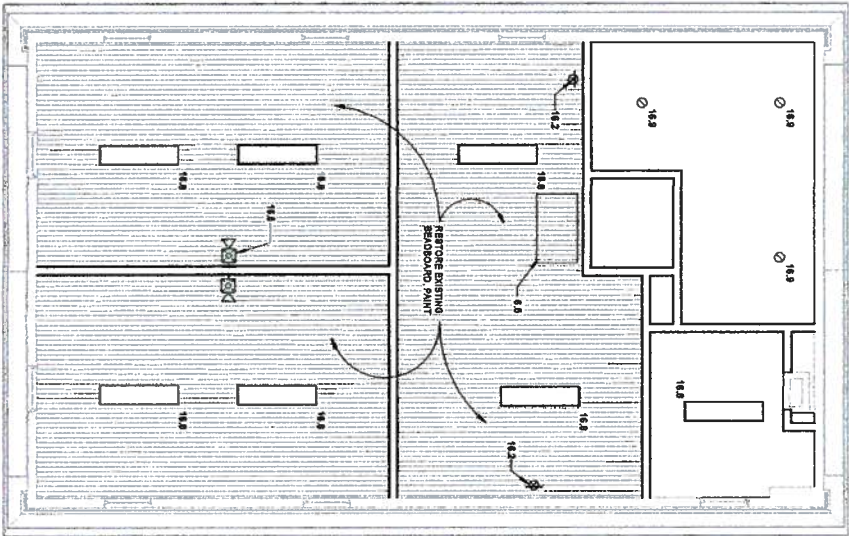


GENERAL NOTES

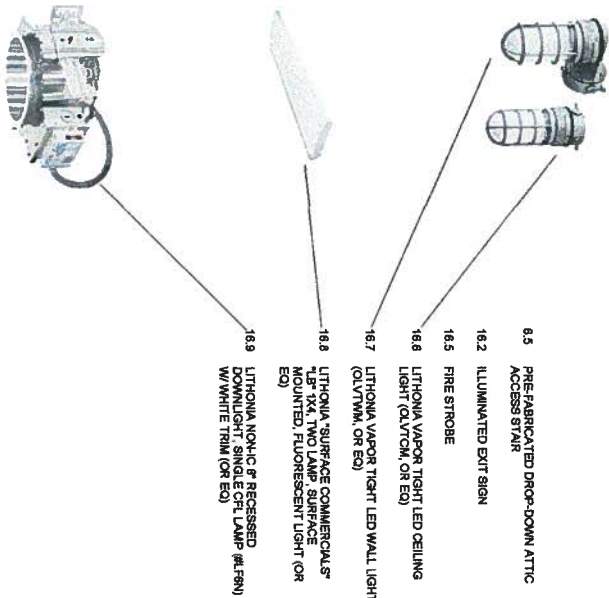
1. DIMENSIONS TO FACE OF FINISH, TYP
2. FURNITURE AND WINDOW TREATMENTS PURCHASED, PROVIDED, AND INSTALLED BY OWNER
3. ALL INTERIOR PARTITIONS 2X4 @ 16"OC WOOD CONSTRUCTION. PROVIDE 1" SINGLE GLASS PARTITION GLASS. FINISH WITH 1/2" THICK BIRCH VENEER. SALVAGED WOOD TRIMS AND BASES. PRIMER/PAINIT WITH BENJAMIN MOORE "NATURAL" NO VOC PAINT
4. ALL EXISTING SURFACES: REMOVE LOOSE PAINT, PRIMER/PAINIT WITH BENJAMIN MOORE "NATURAL" NO VOC PAINT
5. ALL EXISTING FLOORS: SAND W/ 80 GRIIT SHEET AND RE-SAND W/ 1500 GRIIT SHEET. APPLY (2) COATS CLEAR SATIN POLYURETHANE
6. ELECTRICAL:
 - A. PROVIDE (22) DUPLEX WALL RECEPTACLES
 - B. PROVIDE (2) OUTLETS ON DECKED IN CIRCUITS IN EACH RESTROOM
 - C. PROVIDE (2) LIGHTING ZONES PER FLOOR AND (2) LIGHTING NO PRESSURED PANEL. UPGRADES
 - D. ALL CIRCUITING TO BE NEW W/ 12" CONCEALED
 - E. ALL LIGHT SWITCHING TO BE (2) 3-WAY, CONTROLLED AT ENTRY
 - F. PROVIDE (2) 3-WAY, CONTROLLED AT ENTRY
 - G. PROVIDE FIRE ALARM SYSTEM (PULLS, STROBES, DETECTORS, ALARMS)
 - H. PROVIDE (12) TELE-DATA OUTLETS



1 First Floor
1/4" = 1'-0"



2 Second Floor
1/4" = 1'-0"



No.	Description	Date

Town of Acton
Windsor Building
Schematic
Design Pricing
Set
18 Windsor Ave.
Acton, MA 01720

Proposed Ceiling
Plans

Project Number	13.1510.00
Date	March 15, 2013
Drawn By	Author
Checked By	Checker

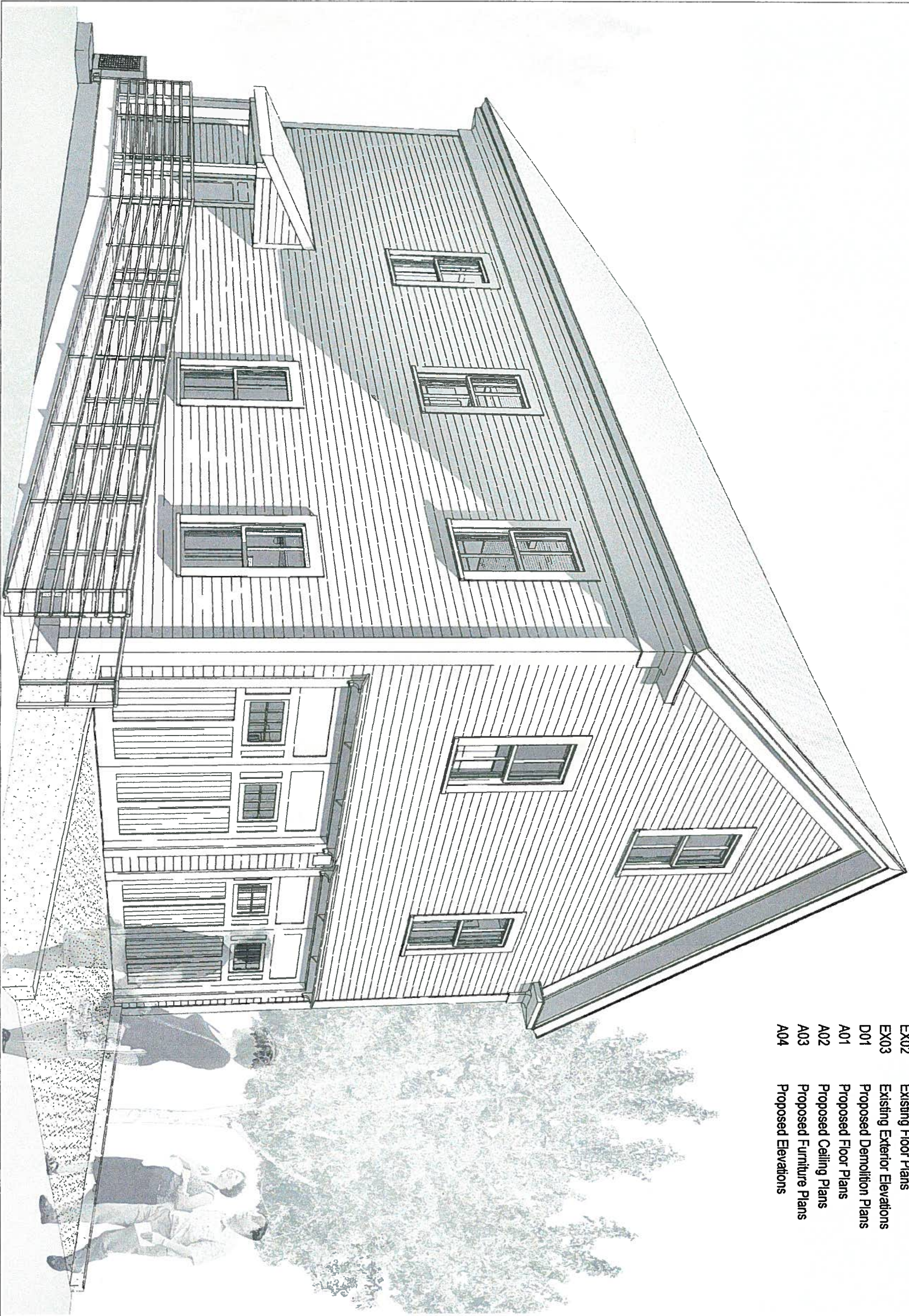
A02

Scale As indicated



SHEET LIST

A00	Cover
EX01	Project Brief & Existing Conditions Images
EX02	Existing Floor Plans
EX03	Existing Exterior Elevations
D01	Proposed Demolition Plans
A01	Proposed Floor Plans
A02	Proposed Ceiling Plans
A03	Proposed Furniture Plans
A04	Proposed Elevations



No.	Description	Date

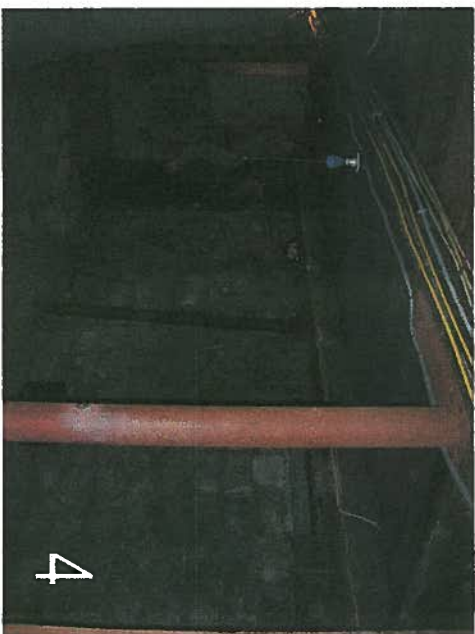
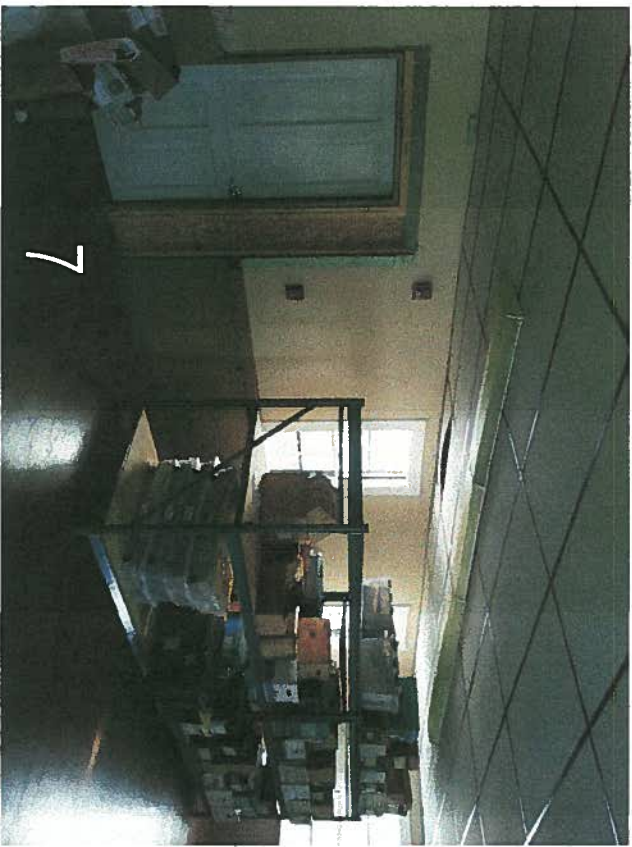
Town of Acton
Windsor Building
Schematic
Design Pricing
Set
18 Windsor Ave.
Acton, MA 01720

Cover

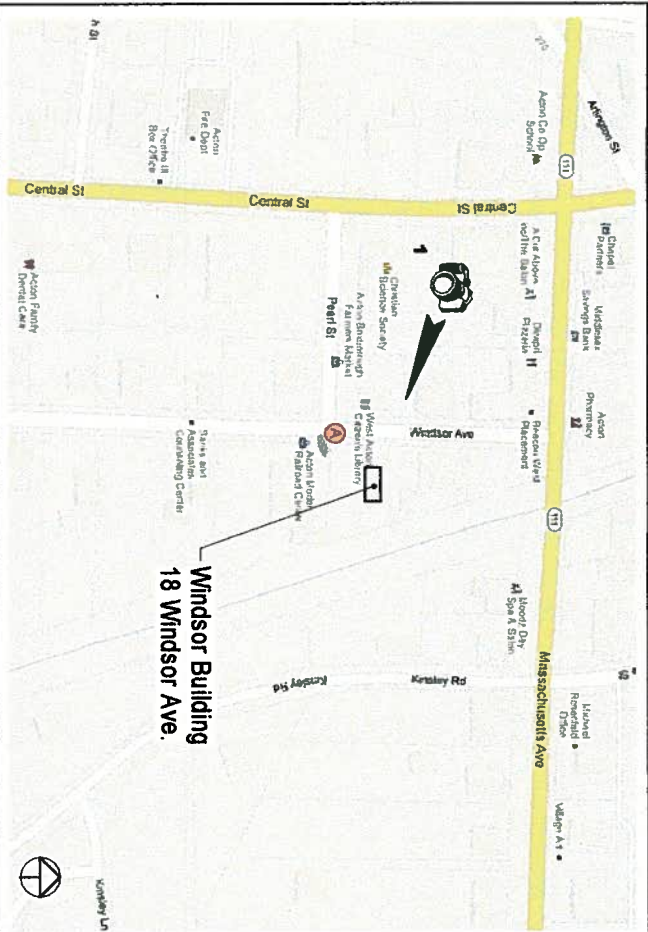
Project Number	13.1510.00
Date	March 15, 2013
Drawn By	Author
Checked By	Checker

A00

Scale



1. Front elevation, known heretoforeward as the "West Elevation". Image shows the recently restored exterior of the building. No exterior work is proposed EXCEPT along north wall of building where an accessible route (ramp) will be built.
2. Restored fire house exterior doors.
3. Kitchen to be demolished.
4. Twisting beam in basement along masonry wall (note out-of-plumb lolly column).
5. First floor, multipurpose room currently utilized for storage. Note exposed beadboard ceiling to be restored.
6. Winder stair to be demolished.
7. Second floor, currently utilized for storage. ACT ceiling to be demolished, floor restored.



No.	Description	Date

Town of Acton
Windsor Building
Schematic
Design Pricing
Set
18 Windsor Ave.
Acton, MA 01720

Project Brief &
Existing
Conditions Images

Project Number 13.1510.00
Date March 15, 2013
Drawn By Author
Checked By Checker

Scale
EX01



No.	Description	Date

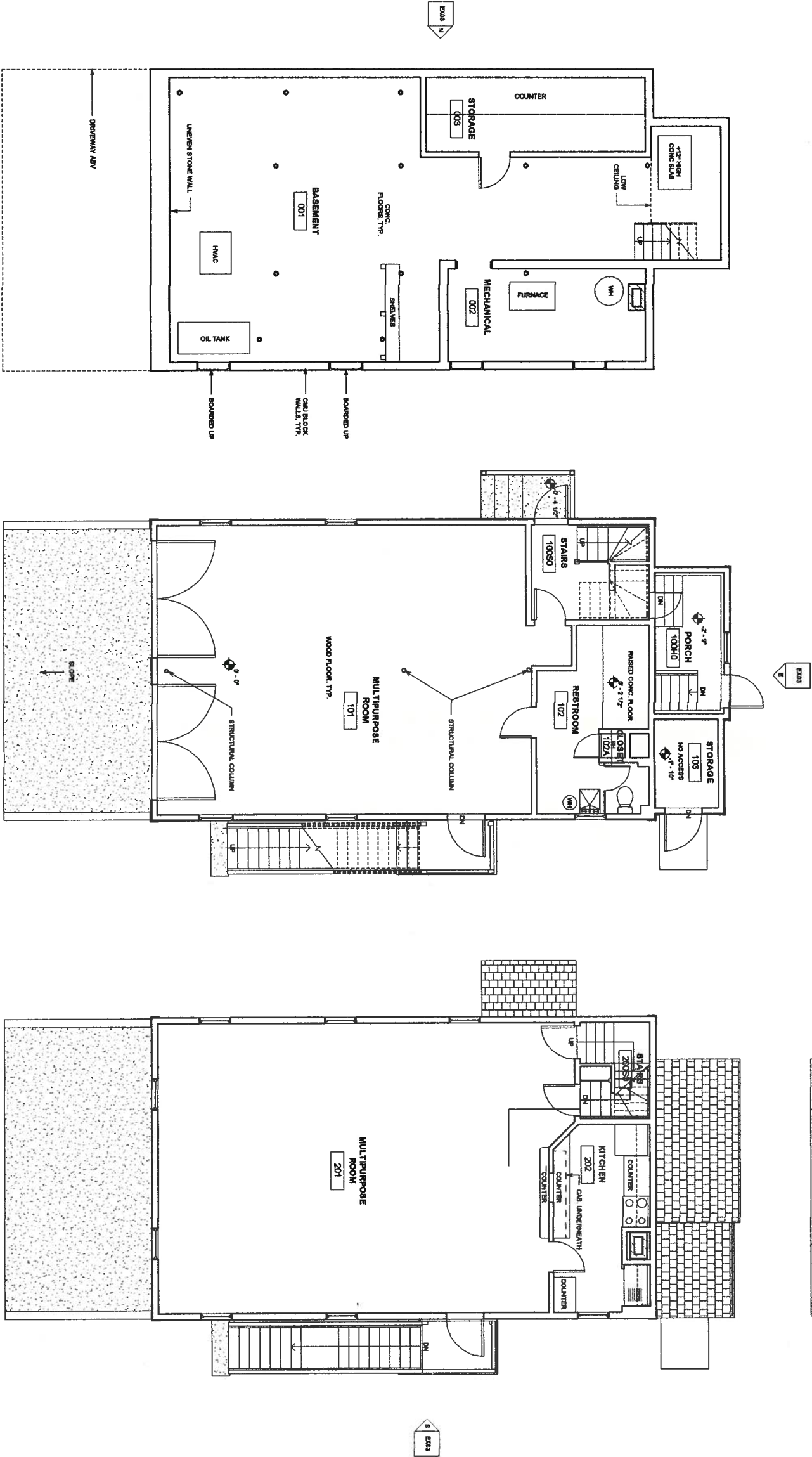
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Windsor Building
Schematic
Design Pricing
Set
18 Windsor Ave.
Acton, MA 01720

Project Number	13.1510.00
Date	March 15, 2013
Drawn By	PS
Checked By	ECS

Scale 1/4" = 1'-0"

EX02

Existing Room Schedule		
Number	Name	Area
001	BASEMENT	860 SF
002	MECHANICAL	115 SF
003	STORAGE	104 SF
100S0	STAIRS	71 SF
101	MULTIPURPOSE ROOM	703 SF
102	RESTROOM	114 SF
102A	CLOSET	4 SF
100H0	PORCH	62 SF
103	STORAGE	36 SF
201	MULTIPURPOSE ROOM	745 SF
202	KITCHEN	107 SF
200S0	STAIRS	43 SF



1 Basement - Existing Conditions
1/4" = 1'-0"

2 First Floor - Existing Conditions
1/4" = 1'-0"

3 Second Floor - Existing Conditions
1/4" = 1'-0"

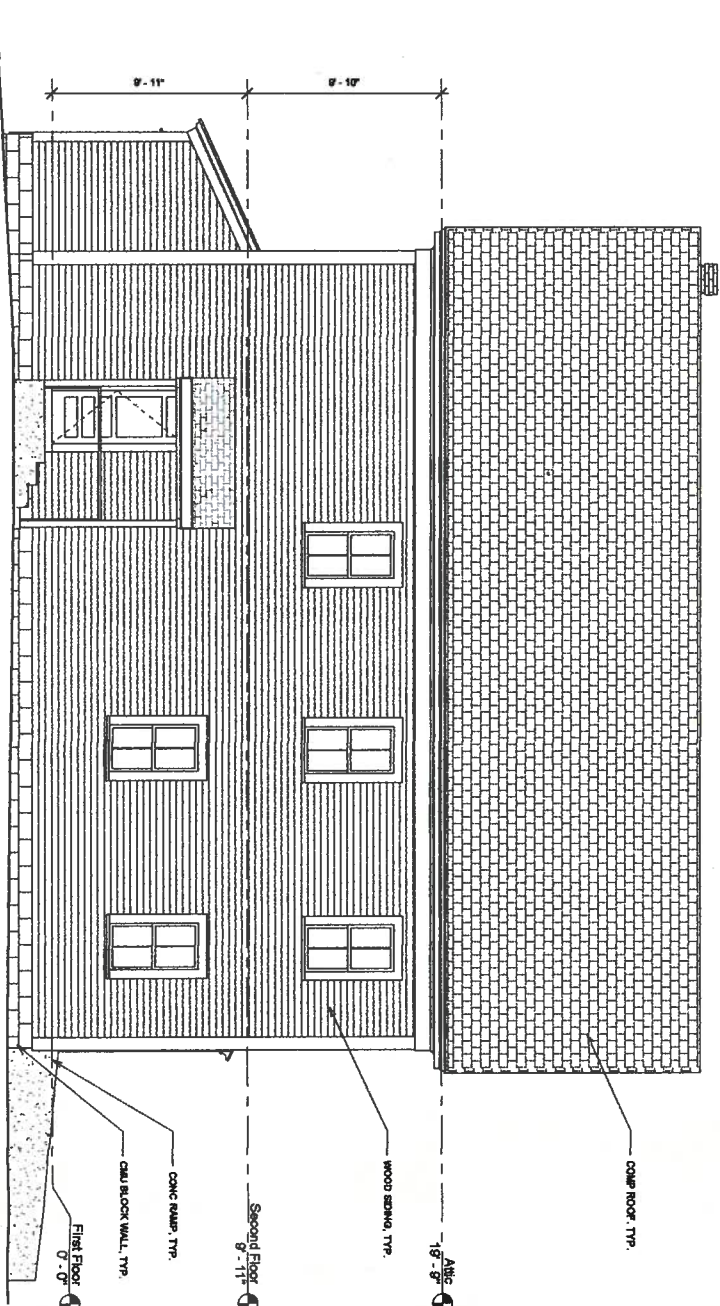
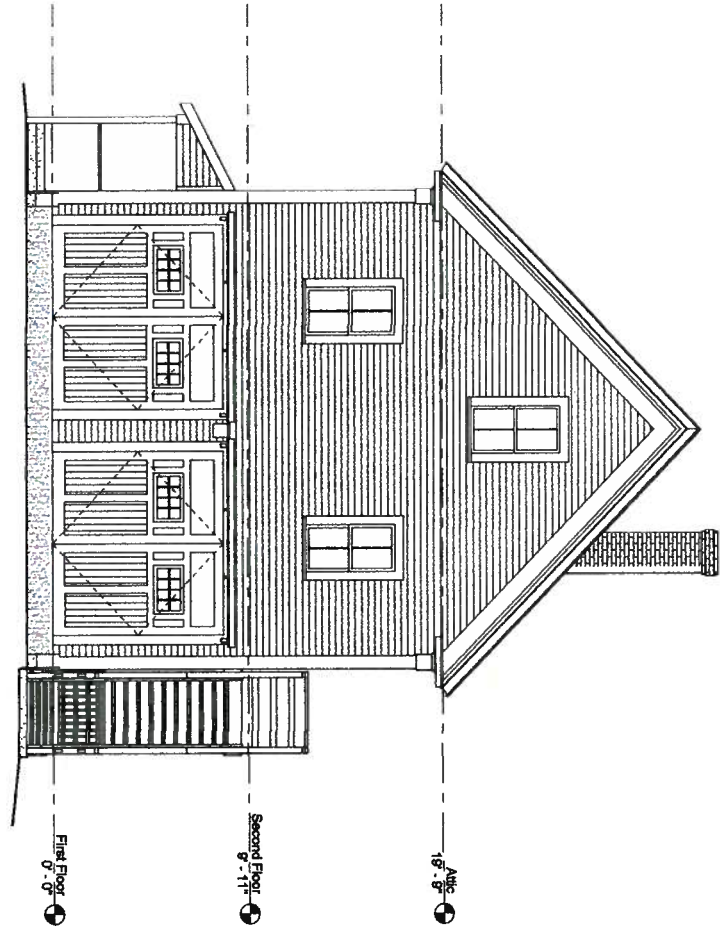
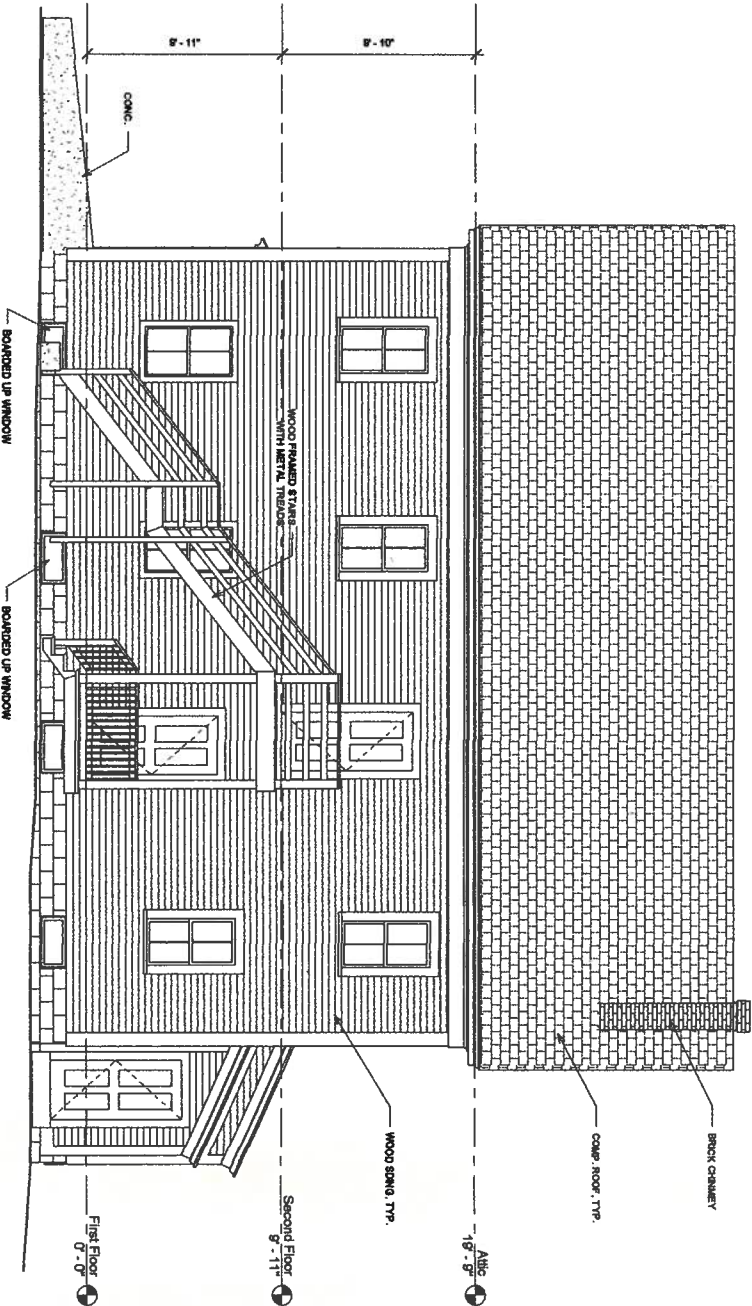
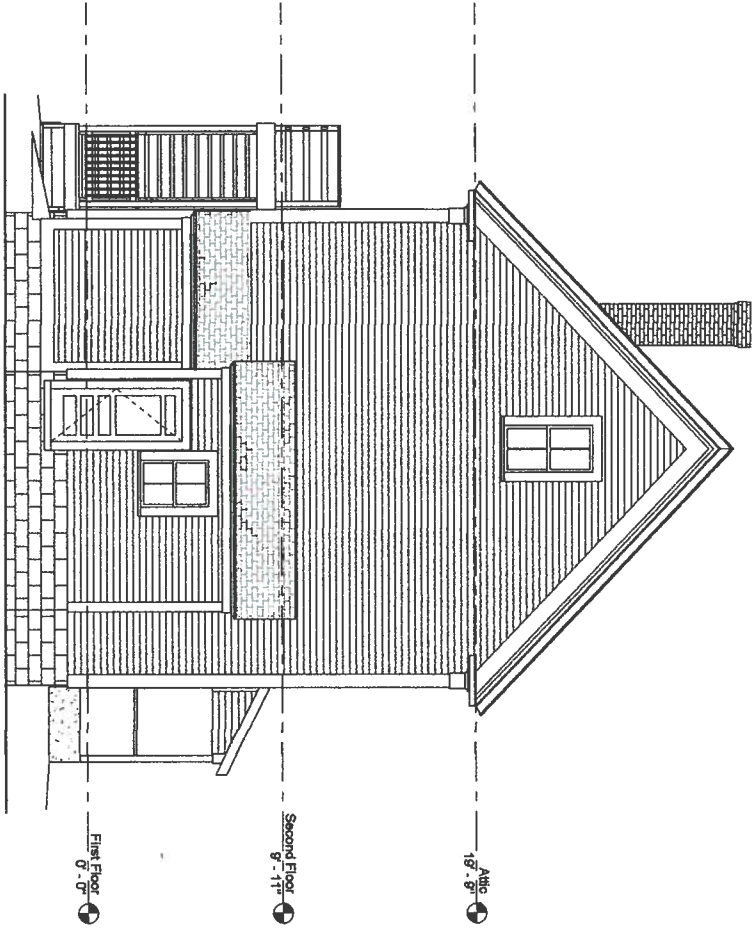
No.	Description	Date

Town of Acton
Windsor Building
Schematic
Design Pricing
Set
18 Windsor Ave.
Acton, MA 01720

Existing Exterior
Elevations

Project Number	13.1510.00
Date	March 15, 2013
Drawn By	PS
Checked By	Checker

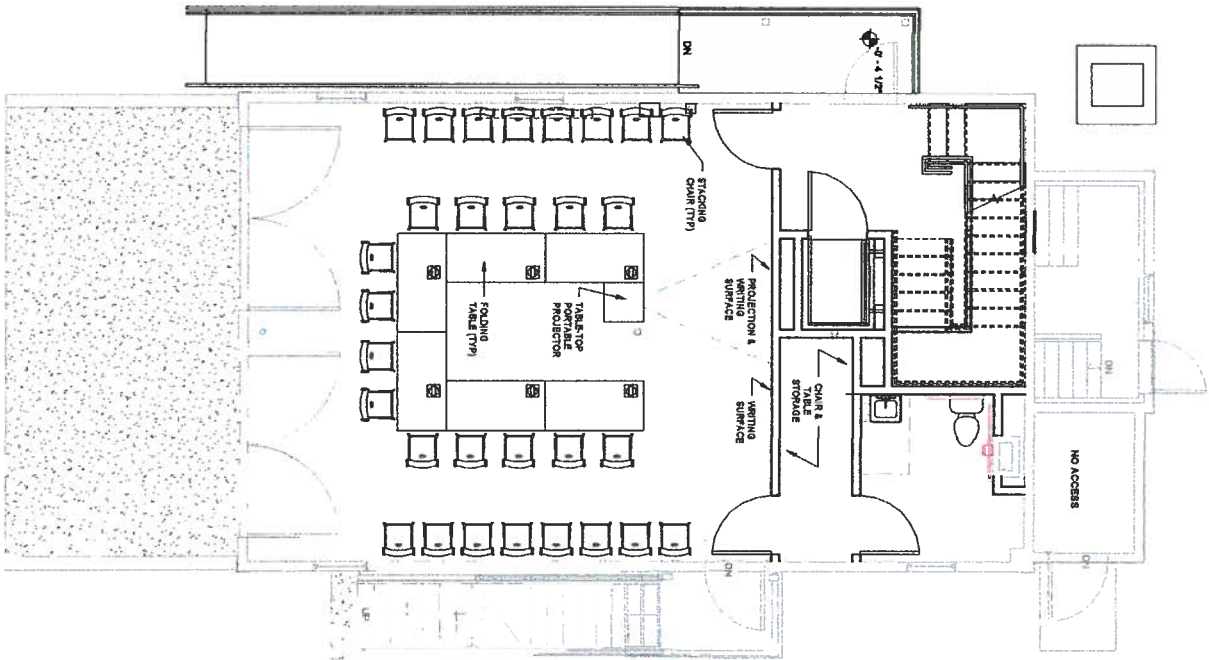
EX03
Scale 1/4" = 1'-0"



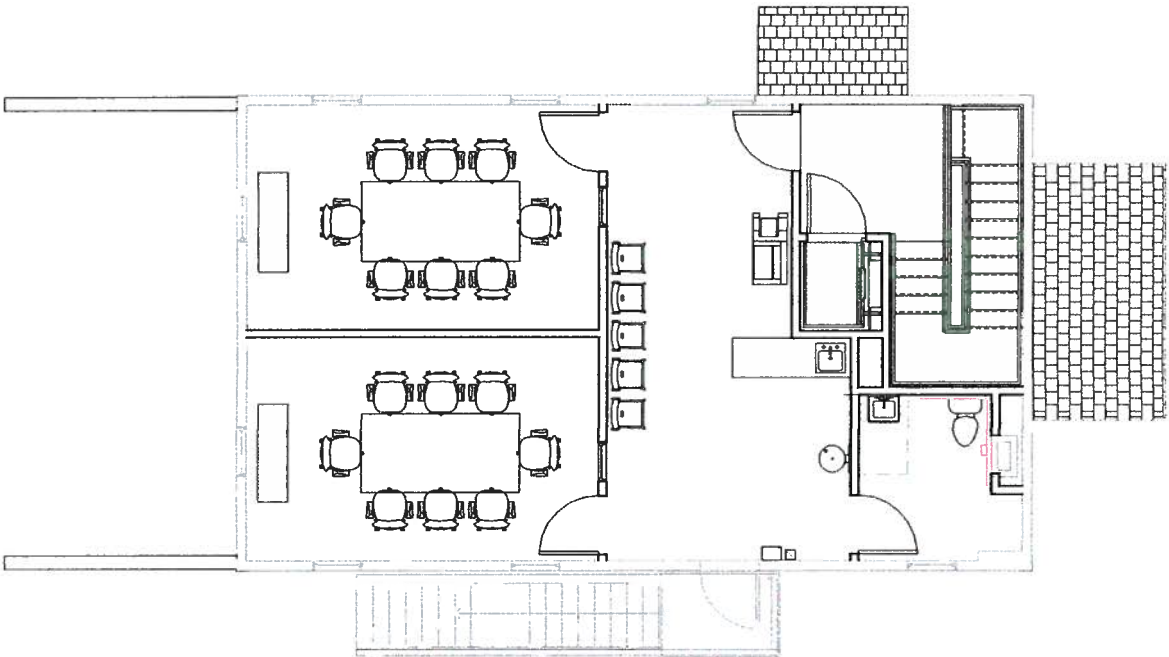


GENERAL NOTES

1. DIMENSIONS TO FACE OF FINISH, TYPE
2. FURNITURE AND WINDOW TREATMENTS PURCHASED, PROVIDED, AND INSTALLED BY OWNER.
3. ALL INTERIOR PARTITIONS: 2x4 @ 48"OC WOOD CONSTRUCTION. PROVIDE A SINGLE LAYER OF 5/8" TYPE "X" GIBB ON EACH FINISH SIDE. RESIST ALL SALVAGED WOOD TRIMS AND BASES. PRIMER/PAIN WITH BENJAMIN MOORE NATURAL NO VOC PAINT
4. ALL EXISTING SURFACES, REMOVE LOOSE PAINT. PRIMER/PAIN WITH BENJAMIN MOORE NATURAL NO VOC PAINT
5. ALL EXISTING FLOORS: SAND W/ 60 GRIT SHEET AND RE-SAND W/ 180 GRIIT SHEET / APPLY 1/8" COATS OF CLEAR EPOXY POLYURETHANE
6. ELECTRICAL:
 - A. PROVIDE (20) DATA WALL RECEPTACLES
 - B. PROVIDE (2) GFCI OUTLETS ON DEDICATED CIRCUITS IN EACH RESTROOM
 - C. PROVIDE (2) GFCI OUTLETS ON DEDICATED CIRCUITS IN EACH OFFICE
 - D. NO PREWIRED PANEL, UPGRADES
 - E. ALL CIRCUITING (LOADS) TO BE (2) WAY CONTROLLED AT ENTRY POINTS
 - F. PROVIDE FIRE ALARM SYSTEM (PULLS, STROBES, DETECTORS, AND SIREN)
 - G. PROVIDE (12) TELE-DATA OUTLETS



1 First Floor- Furniture
1/4" = 1'-0"



2 Second Floor - Future Meeting Room
Configuration
1/4" = 1'-0"

No.	Description	Date
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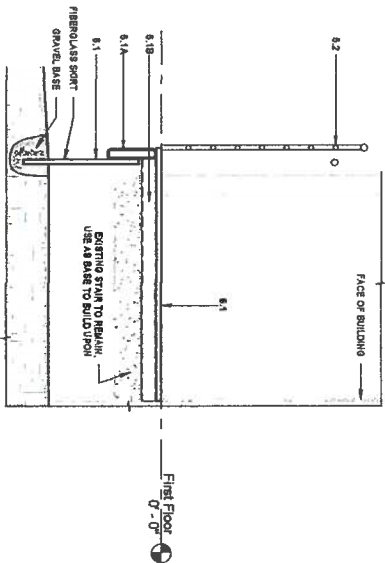
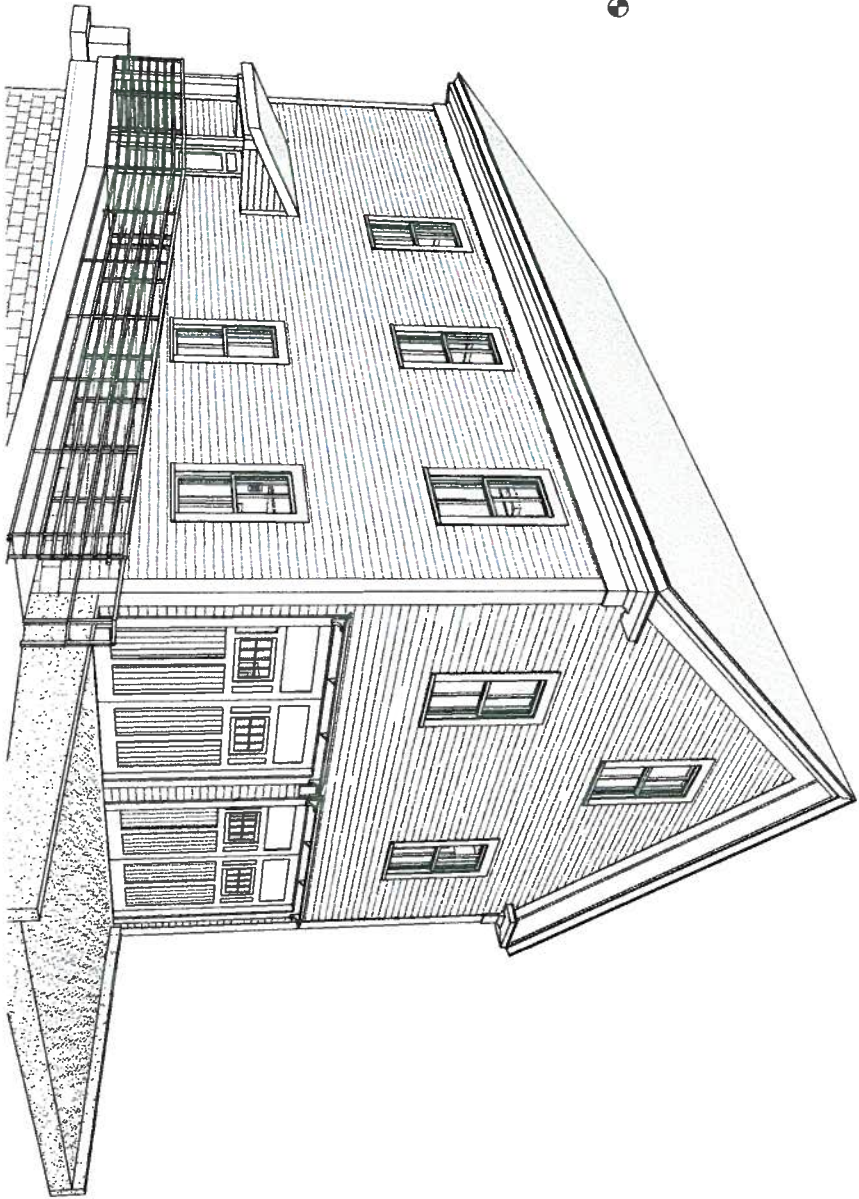
Town of Acton
Windsor Building
Schematic
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Acton, MA 01720

Proposed
Furniture Plans

Project Number	13.1510.00
Date	March 15, 2013
Drawn By	Author
Checked By	Checker

A03

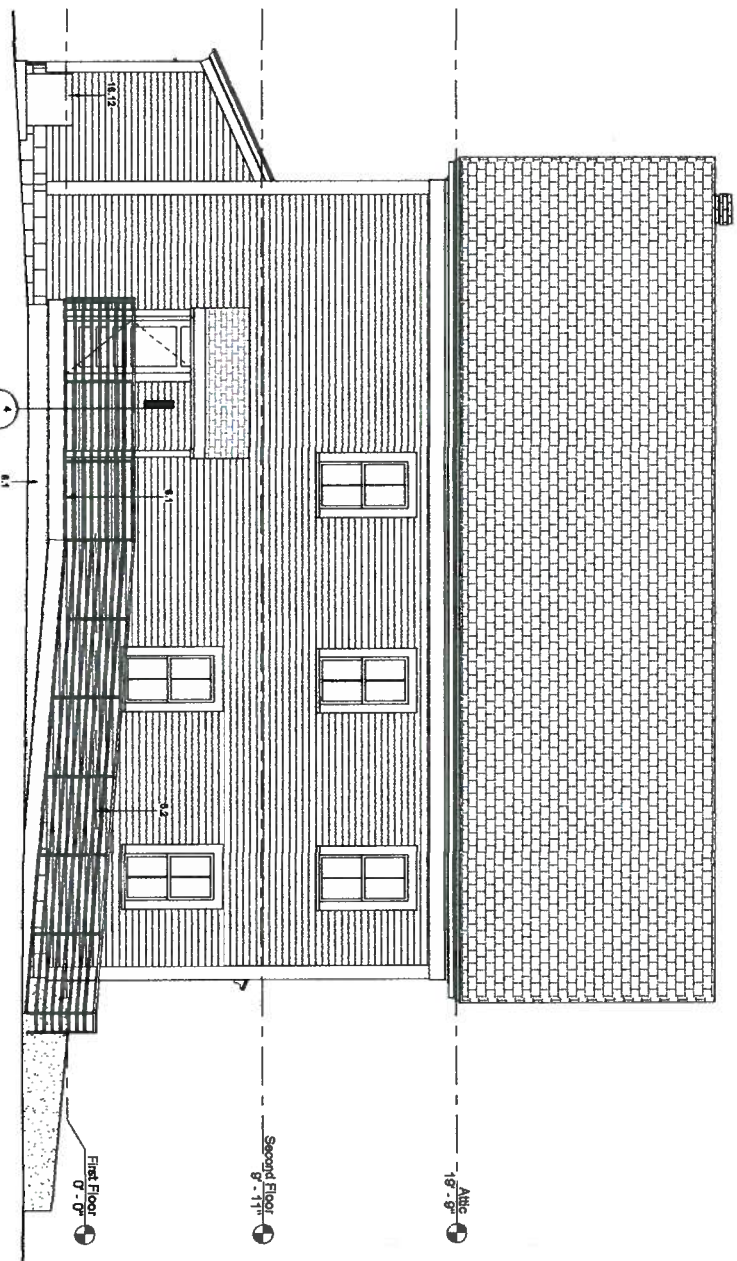
Scale 1/4" = 1'-0"



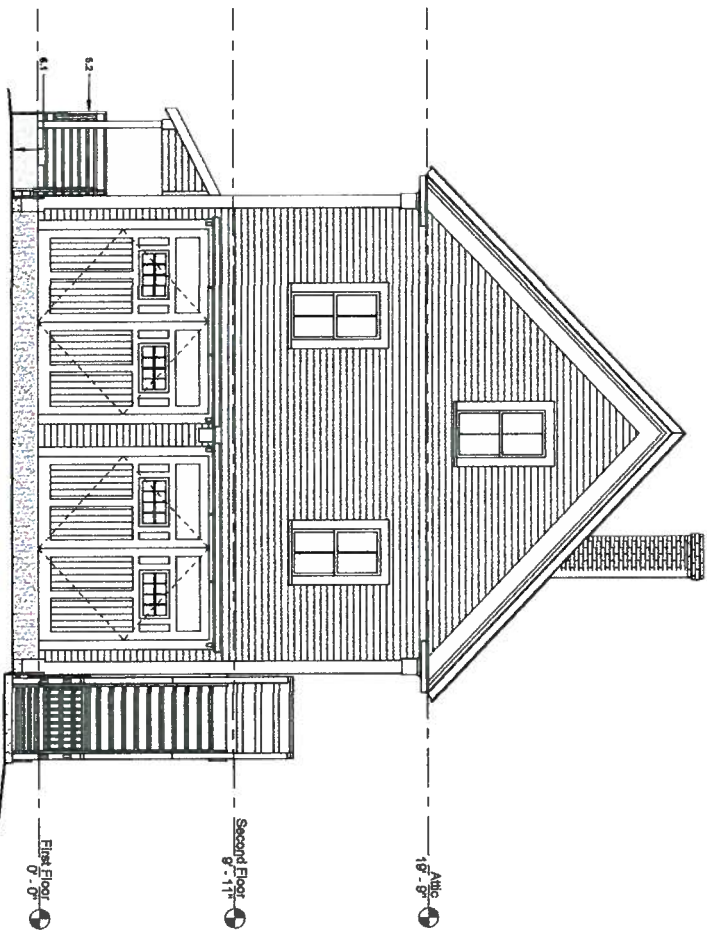
④ RAMP SECTION
3/4" = 1'-0"

- 5.1A ALUMINUM 2X10X26" STRINGER, END BEAR ON EXISTING
CONC STAIR, NEW SONOTUBE FOOTING
- 5.1B ALUMINUM 30X25" TYP JOIST @ 2'-0" OC)
- 5.2 JULIUS BLUM CONNECTOR, ALUMINUM HANDRAIL AND
GUARDRAIL COMPONENTS (OR EQ)
- 6.1 MATCHING SAPPLANK FIBERGLASS PLANK (OR EQ)
- 16.12 KOHLER 12855 NATURAL GAS GENERATOR (10.4KW) ON
CONCRETE PAD

③ RAMP ISOMETRIC



② North Elevation - Proposed
1/4" = 1'-0"



① West Elevation - Proposed
1/4" = 1'-0"

No.	Description	Date

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Proposed
Elevations

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Date March 15, 2013
Drawn By Author
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Scale As indicated
A04